



TOWN CENTRE GIBRALTAR

COM.200 | Type: Offices

£3,000 PCM

To Let - Third floor office space c.87 sqm

Prime office space completely refurbished and finished to a high standard in Merchant House..

Beautifully refurbished colonial building offering bright and spacious office accommodation located in a bustling area just off the Main Street.

The accommodation comprising of one large open plan office, kitchenette, wc and fitted with suspended ceilings, carpet flooring and lighting

- Paxton key card secure entry system
- Serviced lifts
- Air-conditioning
- PVC framed double glazed windows
- Complete with suspended ceilings, lighting, flooring, fitted kitchenette & bathroom

Vacant & now ready for immediate occupation

Rent: £37,000 pa

Rates: £8,379.48 pa (rated as an office eligible for 20% discount for early payment thereafter)

Service charges: £2,613.00 pa.

Terms: 12 year lease with a break ...

PROPERTY DETAILS:

Service charges:	£3,750.14 pa
Current rates:	£8,379.48 pa ²
Interior Size:	87m
Lease terms:	12 year lease term with a break clause after 6 years on giving 12 months notice.